



SAPPHIRE SHORES RECREATION ASSOCIATION, INC.
www.sapphireshores.org

*** DRAFT ***

MINUTES OF ANNUAL BUDGET MEETING
November 3, 2021

Location: Virtual Meeting via Zoom

Call to Order

The budget meeting was called to order at 7:13 p.m. by Igor Byczkowski, president of Sapphire Shores Recreation Association (SSRA) Board of Directors (BOD).

Members of the 2021 SSRA BOD in attendance:

President: Igor Byczkowski
Vice President: Nelson Crespo
Secretary: Dennis Feltgen
Treasurer: Gloria Morales
Community Affairs: vacant

Others in virtual attendance:

- Jessica Mesa, Property Manager for Sapphire Shores, Pines Property Mgmt.
- Community residents present: 3

Approval of Minutes from previous meeting

The reading of the Minutes from the previous meeting (February 16, 2021) was waived and the Minutes were approved. The Minutes are posted on the Sapphire Shores website - www.sapphireshores.org

Dennis questioned why these Minutes were not mailed to all homeowners earlier in the year, as requested at the time. Jessica stated that Pines Property Management was in a transition period for mailouts and this was missed. All future minutes will be mailed via USPS to each homeowner.

Review of Financial report

Gloria Morales reports that the finances of Sapphire Shores are sound. As of September 30, 2021, the assets totaled \$132,052.88 and the liabilities are \$33,000. Total reserves are ~\$98,000, consistent with previous years' budgets.

Old Business

Repaving of Sapphire Shores

With repaving scheduled to begin in Sapphire Shores on November 8th, Igor asked how much it will cost the HOA for the repaving of the overflow/guest parking lots. (Editor's note: these are private lots, so all maintenance and repairs are the responsibility of the HOA and funding would come from the reserve fund). Jessica did not know the cost but will provide it to the Board. The repaving of the lots will be done by the same company that is doing the streets.

Dennis inquired as to the procedure for cars to be moved out of the overflow/guest lots to allow for repaving. Jessica stated that a notice will be placed on the vehicle to move the car. If it is not moved in 24 hours, it will be towed at the owner's expense. If a vehicle is parked on the street at the time the repaving is done, and the homeowner is not home, the vehicle will be towed.

The repaving is done on one side of the street at a time. This allows residents to access and depart the community during the project. The speed bumps will remain in place.

The entire project will take ~ two weeks to complete. Afterward, Everglades landscaping will repair any sod that was damaged from the repaving process.

New Business

Review and approve 2022 Sapphire Shores budget.

Jessica presented Budget Proposal A to the Board for consideration. It shows an annual increase the cost of insurance, pool maintenance and janitorial maintenance. The funding for general maintenance & repairs and contingencies would be reduced to offset the increases in order to remain the current quarterly assessment of \$62 per household.

Discussion:

For the 2022 budget, if money is needed for enforcement of the new parking rules by SilverLakes to be implemented 2022, it will come from the reserve account and not added to the quarterly dues. But this is dependent on how much the repaving of the overflow/guest lots will cost and may, as a result, have to be revisited.

It was noted that the current pool maintenance company is raising its cost by eight percent. However, the Board is not satisfied with the performance of the company and cannot justify the cost increase. Igor asked the Pines Property Management to send a formal email to the company with a written warning to improve its services or the Board will look elsewhere. A Board member will be happy to meet on-site with the pool company representative to discuss the concerns.

Nelson asked if new mailboxes for the community will be included in the 2022 budget. Jessica stated it will not. She noted that Tiffany Cove has 121 homes and its cost was \$41,000. Using that baseline, the cost to Sapphire Shores with its 327 homes would be ~\$111,000. The mailbox replacement may be considered in the 2023 budget.

The lawn maintenance fee was raised by \$300 to \$5700 annually. The Board asked Pines Property Management to permit other proposals be considered for a better price and service.

The Board expressed its concern about decreasing the funding for general maintenance & repairs and contingencies. Jessica then presented Budget Proposal D, which does not decrease these items, and still increases the cost of insurance, pool maintenance and janitorial maintenance. As a result, the quarterly dues would increase by 99 cents to \$63.00 for each household. Igor made a motion to approve Budget Proposal D. A second motion as made by Nelson. The vote was unanimous and the motion was carried.

Open Forum

A homeowner asked what criteria is used to remove trees and replace sidewalks, if it is completed or if there is more to come. Jessica and Igor responded that SilverLakes had hired a licensed arborist to look at each tree in our community, and based the decision on the quality of the tree and the damage to the sidewalk and/or the street. This is a three-year plan. The first year is to remove the trees that cannot continue where they are and to replace them. That first round is done, and those swales now have new trees and level soil. Once the repaving is completed, Everglade's maintenance will lay the sod on the swales. Going forward, they will do maintenance on these new trees and will be removing other trees as needed. If a resident feels their tree should already have been removed, please contact Jessica at Pines Property Management with a location and photo image and she will get it to the arborist for a re-inspection.

Board member Gloria noted that she would like to see the Board work on homeowners' engagement. There used to be a lot of activities in the neighborhood but has not been done in a number of years. The Board agreed that the use of social media would be a big asset and best overseen by the Board's Community Affairs position, which is currently vacant. The position will be filled in 2022.

Adjournment

The meeting was adjourned at 7:52 p.m. EDT by Igor Byczkowski

Recorded and submitted by:
Dennis Feltgen
Secretary, Sapphire Shores Recreation Association
November 7, 2021